

AFTER RECORDING RETURN TO: GRIFFIN, CLIFT, EVERTON & THORNTON PLLC
6489 QUAIL HOLLOW, SUITE 100, MEMPHIS, TN 38120
File #2143300 cjt/pwf

6/03/09 2:32:27 SS
OK W BK 609 PG 330
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:

Lot 51, Phase I, College Park S/D, Sec. 11, T2S, R6W, Desoto Co., MS

PREPARED BY:

DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-710

GRANTOR(S):

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 INTERNATIONAL PARKWAY STE 1000
DALLAS, TX 75254
TELEPHONE: (972) 773-7551

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-2082499

GRANTEE(S):

WILLIAM A. BIRMINGHAM
MICHELLE F. BIRMINGHAM
ADDRESS: 4016 Sidlehill
Olive Branch MS 38654
TELEPHONE: 662-231-4099

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **William A. Birmingham and Michelle F. Birmingham**, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LOT 51, PHASE I, COLLEGE PARK SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 79, PAGE 30, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 6 WEST, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

MORE COMMONLY KNOWN AS: 4016 Sidlehill Dr. Olive Branch, MS 38654

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property, including in Subdivision Restrictions, Building Lines and Easements of record in Plat Book 79, Page 30 and Subject to Rights of Way and Easements for public roads and public utilities, to building, zoning, subdivision and Health Department regulations in effect in DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE this the 26 day of May, 2009.



Federal National Mortgage Association

BY: [Signature] Arianna King
Name & Title: Assistant Secretary

STATE OF TX
COUNTY OF Dallas

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 27 day of May, 2009, within my jurisdiction, the within named Arianna King, who acknowledged that (he)(she) is Assistant Secretary of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and foregoing instrument, after having first been duly authorized so to do.

[Signature]
Notary Public

My Commission Expires:
(Affix official seal, if applicable)

